5.1 AESTHETICS

The aesthetics analysis utilizes visual simulations of the proposed project from various vantage points in the project area. Additionally, the following report is utilized:

- *Visual Impact Assessment on the Marron-Hayes Historic District for the Quarry Creek Master Plan Environmental Impact Report.* ASM Affiliates, Inc., October 5, 2012 (Appendix F).

The visual resources of a given area consist of landforms, vegetation, water features, historic resources, and cultural modifications (physical change caused by human activities) that give an overall visual impression of the area landscape.

The term "viewshed" refers to the visual qualities of the geographical area that are defined by the horizon, topography, natural features, and man-made development of a given area. Viewshed terminology used to define the distance from where the photograph is being taken and the distance to the geographic features for this discussion include the following:

- Foreground – Approximate distance of up to ⅛ mile (660 feet);
- Mid-ground – Approximate distance from ⅛ mile (660 feet) and up to ¼ mile (1,320 feet); and
- Background – Approximate distance from ¼ mile up to ½ mile (2,640 feet).

5.1.1 Existing Conditions

Land uses surrounding the project area include open space and vacant land, single-family and multi-family residential uses, various commercial uses, and recreational uses. The SR-78 freeway is located immediately north of the project site. More specifically, the property is bordered by the Calavera Hills residential community to the south, a commercial shopping center and auto dealership to the east, State Route 78 (SR-78) and the private Marron Adobe to the north, and a state-owned land preserve and other open space to the west. The overall visual landscape of the project area includes a major land disturbance from the historic aggregate materials mining operations on the Reclamation parcel, undisturbed areas with native vegetation communities both on- and off-site, the Buena Vista Creek and El Salto Falls (listed with the Native American Heritage Commission as a sacred site), and the Marron-Hayes Adobe District (eligible for the National Register of Historic Places). To the west of the property are undeveloped lands associated with the Buena Vista Creek Ecological Reserve (formerly the Sherman property) that is owned by the State of California.

The project site is characterized by a significant amount of topographic relief. Elevations within the project site range from approximately 80 feet above mean sea level (AMSL) at the Buena Vista Creek wetlands in the northwest portion of the Reclamation parcel, to approximately 320 feet above sea level at the southeastern property line of the Panhandle parcel.

The southern portion of the Reclamation parcel contains a steep north-facing cut slope that is highly visible from most locations surrounding the project site. Currently, the Buena Vista Creek as it enters the site on the east becomes highly disturbed immediately west of the El Salto Falls, then returns to a more natural condition as it exits the portion of the Reclamation parcel that was disturbed during mining, then widening into an expansive wetlands habitat on-site. The Panhandle parcel is characterized by an east-west trending ridge that runs generally parallel to Buena Vista Creek. Also, steep north facing slopes are located in the southern portion of this parcel.

The site of the Marron-Hayes Adobe District is located within the historic Rancho Agua Hedionda located to the northwest of the project site. The District is located at the top of a small hill surrounded by small cultivated agricultural fields. The District is composed of the Marron-Hayes Adobe, the Hayes Adobe ruins, and their associated archaeological sites. The Marron-Hayes Adobes Historic District was recommended eligible for the National Register of Historic Places (NRHP) and California Resister of Historical Resources (CRHR) in 2001 by the Federal Highway Administration (FHWA), a recommendation with which the California State Historic Preservation Officer (SHPO) concurred. ASM conducted a visual impact assessment on the Marron-Hayes Adobe and the Hayes Adobe ruins in June 2012 (Appendix F). No substantial changes to the historic distinct have occurred since the 2001 determination.

The project site sits in a valley, and the best unobstructed views of the project area are from various locations at higher elevations to the north and south of the site. This includes motorists traveling east or west-bound on the SR-78 and residential areas to the north of the SR-78, and along Simsbury Court, Seabury Street, and Carlsbad Village Drive south of the project site. Also, views of the site are provided within open space areas and trails to the north and west of the Panhandle parcel and from the southern façade of the Adobe (looking south). Existing views of the project area are presented in Section 5.1.3. The prominent scenic characteristics of the site are largely confined to the Panhandle parcel due to its relatively undisturbed condition and existing natural topography. El Salto Falls is a scenic area, but is not readily visible from most vantage points due to intervening topography and distance of the falls from most public vantage points. No formally designated state or local scenic vistas exist for the project site. In addition, there are no identified scenic highways adjacent to the project area.

5.1.2 Regulatory Setting

City of Carlsbad Hillside Development Regulations

The City of Carlsbad's Hillside Development Regulations (Chapter 21.95 of the Carlsbad Municipal Code [CMC]), apply to slopes of 15 percent or greater and an elevation differential greater than 15 feet. Development of property with these conditions is subject to Hillside Development Permit (HDP) regulations and guidelines, and approval of a hillside development permit. The Hillside Development and Design standards address: coastal zone hillside standards; development of manufactured slopes greater than 40 percent gradient, 15 feet in height, and greater than 10,000 square feet; contour grading; screening manufactured slopes; and hillside and hilltop architecture.

The Hillside Development Regulations require the following:

- Apply the goals and objectives of the land use and open space/conservation elements of the Carlsbad General Plan;
- Preserve and/or enhance the aesthetic qualities of natural hillsides and manufactured slopes by designing projects which relate to the slope of the land, minimizing the amount of project grading, and incorporating contour grading into manufactured slopes which are located in highly visible public locations;
- Identify and properly map hillside conditions and incorporate into the planning process; and,
- Require that the alteration of natural hillsides be completed in an environmentally sensitive manner for protection of waterways and ecosystems to protect from increased erosion. In addition to no substantial impacts to biological resources both wildlife and vegetation would occur.

The project is subject to the Hillside Development Regulations. The following applies to the proposed project:

- CMC Section 21.95.120 (B) – Development of Natural Slopes of Over 40 Percent Gradient.
- CMC Section 21.95.120 (F) (1) – All manufactured slopes greater than 20 feet in height and 200 feet in length and that are located adjacent to or are substantially visible from a circulation element road, collector street or useable public space area shall be contour graded.
- CMC Section 21.95.120 (G) (1) – All manufactured slopes shall be landscaped consistent with the City's Landscape Manual.
- CMC Section 21.95.130–Exclusions – Outside the coastal zone, the following are excluded from the hillside development standards of Section 21.95.120:
    1. Hillside areas where a circulation element roadway or a collector street must be located provided that the proposed alignment(s) are environmentally preferred and comply with all other city standards.
    2. Grading volumes, slope heights and graded areas which are directly associated with circulation element roadways or collector streets, provided that the proposed alignment(s) are environmentally preferred and comply with all other city standards.
    3. Hillside areas that have unusual geotechnical or soil conditions that necessitate corrective work that may require significant amounts of grading.
- CMC Section 21.95.140 (A) – Modifications to the development and design standards. Outside the coastal zone, the decision-making body or official may approve a modification to the hillside development and design standards of Section 21.95.120 if it finds that the proposed development compiles with the purpose and intent provisions of Section 21.95.010 and makes one or more of the following findings:
    1. The proposed modification will result in significantly more open space or undisturbed area than would a strict adherence to the requirements of Section 21.95.120.
    2. The proposed modification will result in the development of manufactured slopes which are more aesthetically pleasing and natural appearing than would a strict adherence to the requirements of Section 21.95.120.
    3. The proposed modifications will result in the preservation of natural habitat as required by the city's habitat management plan and the required amount of preservation could not be achieved by strict adherence to the requirements of Section 21.95.120 of this chapter.
- CMC Section 21.95.140 (D) – Any nonresidential project proposing grading in excess of ten thousand cubic yards per acre or creating slopes in excess of forty feet in height shall provide both written and graphic exhibits to justify the proposed grading to the satisfaction of the decision-making body.

Grading Ordinance

Carlsbad Municipal Code Chapter 15.06 establishes minimum requirements for grading, including clearing and grubbing of vegetation, for the issuance of ministerial permits and to provide for the enforcement of the requirements. The intent is to achieve the following goals to the maximum extent feasible:

- Facilitate the planning, design and construction of development sites to maximize safety and human enjoyment while protecting, insofar as possible, the surrounding natural environment;
- Ensure compatibility of graded land development sites with surrounding land forms and land uses;
- Prevent unnecessary and unauthorized grading, including clearing and grubbing of vegetation, on property within Carlsbad;
- Preserve natural plant communities and existing mature trees;
- Preserve significant cultural and archaeological sites;
- Promote the rapid restoration of graded slopes with fire resistant, drought tolerant landscaping that is aesthetically pleasing and which enhances adjacent habitat values; and
- Protect public and private property, storm water conveyance systems, downstream riparian habitats, waterways, wetlands, and lagoons by controlling soil erosion, sedimentation and other potential adverse impacts caused by grading operations or which result as a consequence of the increased rate of surface water runoff from graded sites.

City of Carlsbad Scenic Corridor Guidelines

The City adopted Scenic Corridor Guidelines on July 1, 1998. The City of Carlsbad Scenic Corridor Guidelines (July 1998), identifies scenic vistas within the City. The Guidelines provide recommendations for preserving and enhancing the character of the corridors and to guide for improvements which take place within or adjacent to the right-of-ways for identified scenic corridors. The project area is not located within one of these identified scenic corridors.

City of Carlsbad General Plan

The City's General Plan contains policies that address aesthetic resources in the City. Applicable General Plan policies include:

Land Use Element- Overall Land Use Pattern – Implementing Policies and Action Programs

C.1 Arrange land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing.

C2. Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or hillside areas. (Land Use Element, Overall Land Use Pattern, C.2.)

C.3. Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses along the interface of different density categories. Special attention should be given to buffering and transitional methods, especially, when reviewing properties where different residential densities or land uses are involve.

C.6 Review the architecture of buildings with the focus on ensuring the quality and integrity of design and enhancement of the character of each neighborhood.

Land Use Element- Environmental – Implementing Policies and Action Programs

C.3 Ensure that grading for building pads and roadways is accomplished in a manner that maintains the appearance of natural hillsides.

C.4 Relate the density and intensity of development on hillsides to the slope of the land to preserve the integrity of hillsides. (Land Use Element, Environmental, C.4.)

City of Carlsbad Landscape Manual

The City Landscape Manual identifies policies, programs and requirements for landscaping and to provide guidance for implementation of CMC Chapter 18.50 Water Efficient Landscape Ordinance. The Manual provides polices on water conservation, planting, irrigation, streetscape, fire protection, and slope revegetation/erosion.

5.1.3 Project Impacts

5.1.3.1 Thresholds of Significance

As defined in Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*, project impacts to aesthetics would be considered significant if the project was determined to:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- Propose development on natural slopes greater than 40 percent which meet all criteria pursuant to CMC Section 21.95.120(B) or subject to standards modification Section 21.95.140; or
- Any nonresidential Project to propose to grade more than 10,000 cubic yards of cut or fill per acre or create slopes in excess of 40 feet without written and graphic justification (CMC Section 21.95.140(D)).

Visual Analysis

The project will introduce two types of residential land use: High Density (RH) and Medium-High Density (RMH). The residential areas are identified in the visual simulations as R-1 through R-5. Development of the residential structures will be limited to a maximum of 40 feet in height and a maximum of three stories, although R-5 is limited to two-stories in height pursuant to the Master Plan development regulations (Master Plan Section 4.1.5), and as required by Mitigation Measure AES-1 (discussed later in this section). In addition, public use designations for community facilities are identified as P-1 through P-5, and open space is identified as OS-1 through OS-4. The proposed project would permanently protect 56 percent of the total Master Plan area as open space, which would include its most unique natural and cultural features, the remaining, non-protected areas of the site are better-suited for development due to their prior disturbance, topographical conditions, and/or more limited

biological sensitivity. Figure 3-4, Land Use Plan shows the location of the proposed open space and development planning areas within the project site.

Visual simulations were completed to provide a visual representation of area landform changes and the developed condition under the proposed Master Plan. The proposed project landscape plans, which are provided in EIR Appendix D, were utilized for landscaping design and placement. Landscaping presented in the visual simulations depicts mature trees; however, views have also been provided that show interim growth years. Figure 5.1-1 provides the Visual Simulations Key Map to illustrate both the location point and the direction of the views provided in each visual simulation. Figures 5.1-2 through 5.1-11 provide the existing conditions and the corresponding visual simulation for the proposed developed condition. Figures 5.1-3a, 5.1-8a, 5.1-9a, 5.1-10a, and 5.1-10b show the interim-year (5-year landscape growth) simulations for View Locations 2, 7, 8, and 9, respectively. Figures 5.1-3b, 5.1-8b, 5.1-9b, and 5.1-10c show the same views with the mature landscaping growth.

***View 1 (Figure 5.1-2)*:** View 1 illustrates the view at the top of the north-facing slope in the southeast corner of the project site, immediately north of the cul-de-sac of Milford Place. This view is looking north towards Planning Area (PA) R-1 and PA R-2 (located north of Buena Vista Creek) which are proposed for High Density residential; and PA R-3 (located south of Buena Vista Creek) which is proposed for Medium-High Density residential. Views from this view point are mainly directed towards the reclamation area that is currently undeveloped and void of vegetation. Development would be in the foreground and background. The proposed development would be noticeable from this viewpoint, which would replace the currently exposed soils as a result of previous aggregate materials mining and reclamation activities. The area of El Salto Falls would still be visible, as this area would be located within proposed open space.

View 2 (Figures 5.1-3a and 5.1-3b): View 2 illustrates the view at the top of the north-facing slope located at the southern boundary of the project site, north of Simsbury Court. This view is looking north, north-west across the Panhandle parcel of the project site, towards the Marron Adobe. The Rancho Del Oro Medical Office development, located north of the SR-78 can be seen in the background. The view depicts PA R-4, which is proposed for Medium-High Density residential.

This vantage point provides the greatest unobstructed view of the project area and has the greatest potential for visual change from the existing non-native grasses, native vegetation, and ridge line that extends east to west through the Panhandle parcel. Development in this view shed would be in the foreground to the mid-ground. As illustrated in the photo simulations, the existing natural rolling topography would be graded to create a flat buildable area that would accommodate the proposed residential uses.

View 3 (Figure 5.1-4): View 3 provides the view at the top of the north-facing slope at the southern boundary of the project site, north of Simsbury Court. This view is looking northeast across both the Panhandle and Reclamation parcels, toward the existing Quarry Creek Plaza shopping center. The view depicts PA R-4, which is proposed for Medium-High density residential and PA OS-1, which consists of the north-facing open space slopes of the project site that will be preserved.

This viewshed illustrates views of the reclamation area, non-native grasslands, and native vegetation. View 3 is similar to View 2 but directed more to the east. This view includes the open space planning area to be retained in a natural state. Proposed Street "A" is visible in the mid-ground, and, as shown would be heavily landscaped on either side, which would provide screening of the housing development associated with R-4.

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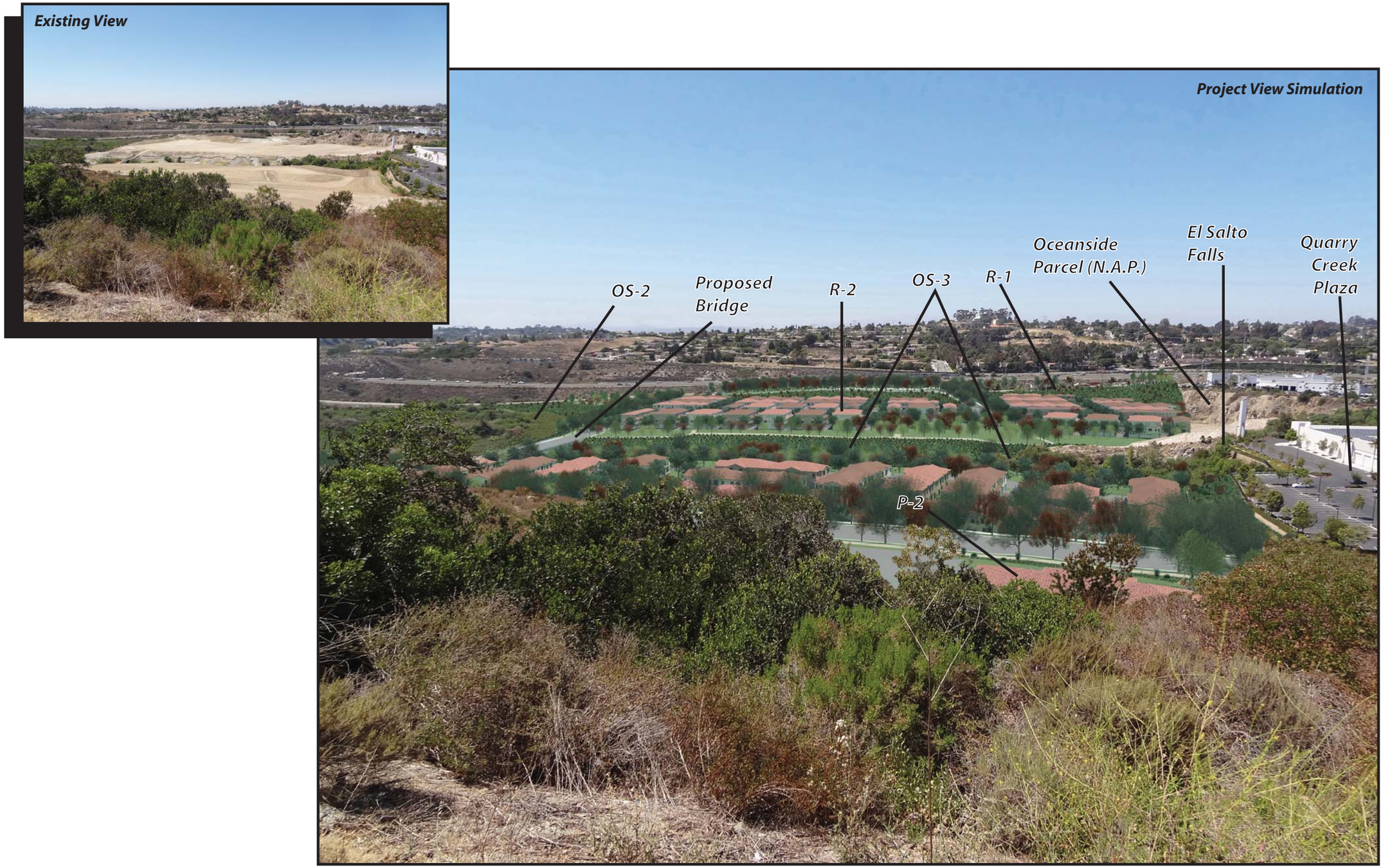
Visual Simulations Key Map

FIGURE 5.1-1



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Existing View and Project View Simulation for Key View 1

FIGURE 5.1-2

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Existing View and Project View Simulation for Key View 2 with 5 Year Landscaping Growth

FIGURE 5.1-3a

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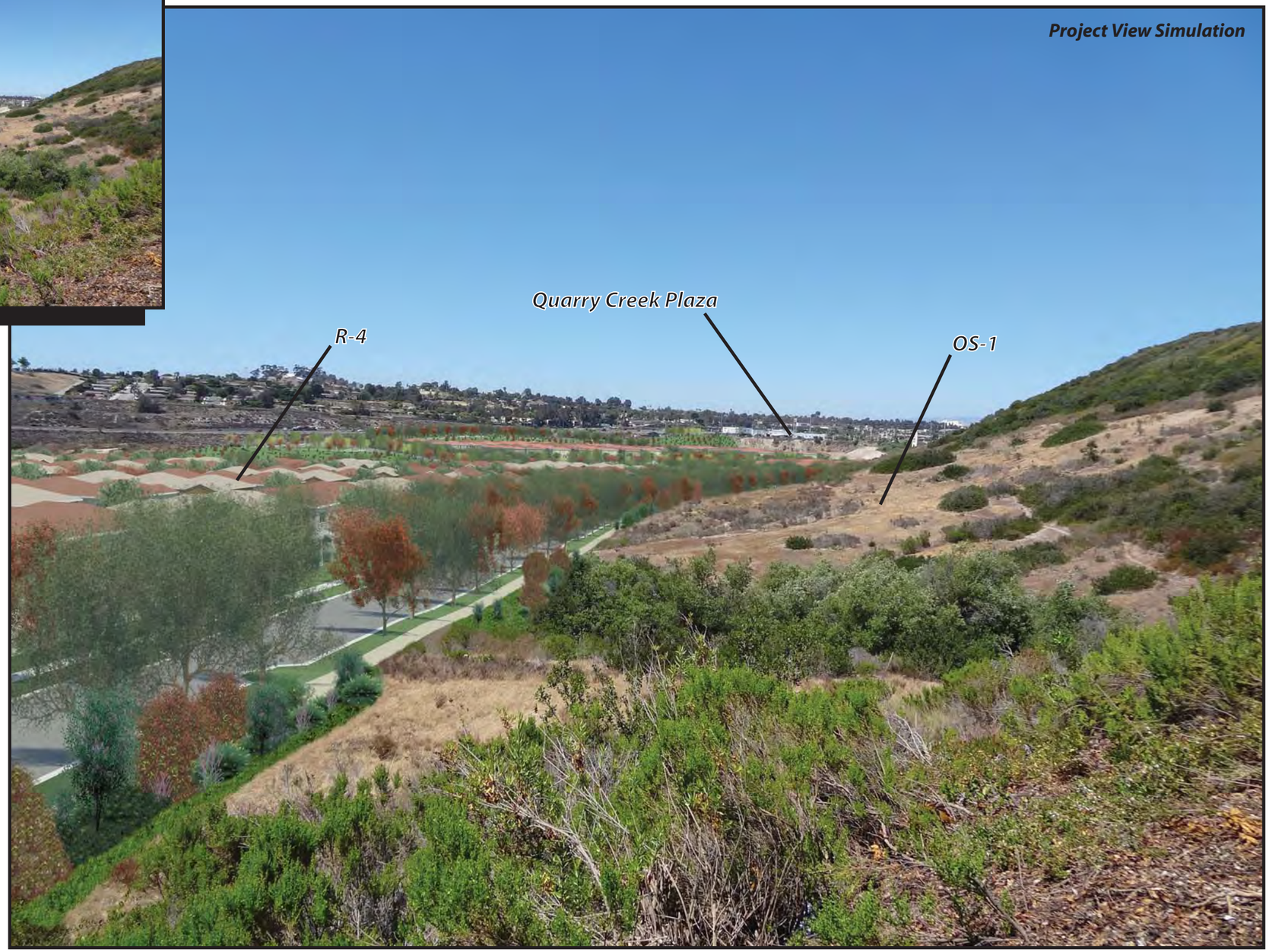
Existing View and Project View Simulation for Key View 2 with Mature Landscaping Growth

FIGURE 5.1-3b



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Existing View and Project View Simulation for Key View 3

FIGURE 5.1-4

View 4 (Figure 5.1-5): View 4 provides the view from Vista Way, south of Lile Street, at the top of the slope, adjacent to the SR-78 westbound lanes. This view is looking southeast across SR-78, towards the Reclamation parcel and the Quarry Creek Plaza shopping center. The view depicts PA OS-2, proposed as open space and PA's R-1, R-2, and R-3.

Views from this vantage point mainly show the reclamation area in the mid-ground and background. This area is mainly visible from SR-78 and Vista Way passing vehicles; and a limited number of residences north of Vista Way. The developed areas would be screened by trees within the R-1 and R-2 planning areas; and the OS-2 planning area would provide a community recreation area and open space.

View 5 (Figure 5.1-6): View 5 provides the view from the slope between the SR-78 eastbound lanes and Haymar Drive, looking southeast across the Reclamation parcel. The PA OS-2 is shown in the foreground, with a more distant view of PA's R-2 and R-3.

This view shows the open space in the fore-ground as the dominate feature and the proposed housing development in the background. Due to the distance, proposed residential development is not highly visible from this vantage point.

View 6 (Figure 5.1-7): View 6 provides the view at the southern end of Paseo de Californianos, immediately north of Vista Way, looking southeast towards the Reclamation parcel. This view shows PA's OS-2, R-2, R-3 and R-4. The Quarry Creek Plaza shopping center is in the background.

This viewshed shows the open space in the foreground as the dominate feature and the residential area in the background.

View 7 (Figures 5.1-8a and 5.1-8b): View 7 provides the view at the top of El Salto Falls, looking west across the Reclamation parcel. Planning Area OS-3, which is the Buena Vista Creek, comprises most of this view.

This vantage point depicts El Salto Falls in the foreground, in its present state, as the project does not propose any modifications to the El Salto Falls in its present condition. The mid-ground of this view shows the Buena Vista Creek as it would appear after revegetation associated with the previously adopted Reclamation Plan has been established. On either side of Buena Vista Creek, residential development associated with PA's R-2 and R-3 would be visible, but would also be screened by trees lining either side of the creek area. Also, the proposed bridge that would span Buena Vista Creek would be visible from this view.

View 8 (Figures 5.1-9a and 5.1-9b): View 8 provides the view from the cul-de-sac of Haymar Drive, east of the Marron Adobe, looking southeast toward the Reclamation parcel. This view shows PA OS-2 and a portion of PA's R-2, R-3 and R-4.

As shown, the proposed open space associated with PA OS-2 would dominate this view. Proposed residential development would be visible in the background.

View 9 (Figures 5.1-10a, 5.1-10b, and 5.1-10c): View 9 provides the view from the Marron Adobe looking south towards the Panhandle parcel. This view shows the proposed R-5 Medium-High density residential planning area. Figures 5.1-10a and 5.1-10b depict the view as is currently proposed by the Master Plan, with a height limitation of 30 feet imposed by the Master Plan development standards, and required by Mitigation Measure AES-1. This view also depicts how the placement of the vegetation

screening will obscure the visibility of the project development to the greatest extent possible, in terms of density and height, and in accordance with the proposed Master Plan landscape plan (EIR Appendix D). The landscape plan requires selection of trees/bushes that are species that already exist in the surrounding environment, preferably native species. Also, the existing slope and existing landscaping will remain on the approximately 35 foot slope facing the Marron-Hayes Adobe. Furthermore, homes are required to be finished in earth-toned colors as applied to roofs and wall surfaces. For comparison purposes, Figure 5.1-10c provides a view if a three-story residential product were constructed at this location; however, three-story is not permitted in the R-5 Planning Area.

The off-site open space in the fore-ground (located north of PA R-5), proposed R-5 residential development in the mid-ground, and proposed open space OS-1 in the background are shown from this vantage point. At the top of the slope in the background is the existing residential development located generally along Carlsbad Village Drive.

View 10 (Figure 5.1-11): View 10 provides the view off of Carlsbad Village Drive at the southwestern boundary of the project site. This view is looking north, across the Panhandle parcel, towards the Marron Adobe. Open space slopes associated with PA OS-1, and Medium-High density residential associated with PA's R-4 and R-5 depicted in this view.

This portion of the Master Plan would experience the greatest change due to the construction of the project, as the area is currently in a natural condition and characterized by a ridgeline that trends east to west through Panhandle parcel. The proposed project would modify the topography for this portion of the Panhandle, creating a level pad. The proposed residential development is visible in the mid-ground, with the open space in the fore-ground and background. This area has minimal views as it is visible from Carlsbad Village Drive and a few residences on Waterbury Way.

Have a substantial adverse effect on a scenic vista

As previously identified, the scenic vistas in the project area include the Marron-Hayes Adobe and the Hayes Adobe (both are eligible for listing in the NRHP and the CRHR), the El Salto Falls, steep slopes, and natural, undeveloped portions of the project site and the surrounding open space. The visual simulations (Figures 5.1-2 through 5.1-11) illustrate how the project will alter the existing visual characteristics of the project site. There are no formally designated state or local scenic vistas within the project area; however, El Salto Falls has been listed with the Native American Heritage Commission as a sacred site.

Character-defining features of Marron-Hayes Adobe building include its historic setting and viewshed from the full-length recessed *corredor*, qualities that contribute to its NRHP and CRHR eligibility (see Figure 5 in Appendix F). The *corredor* functioned as primary circulation space as well as living space, and included a scenic view overlooking the Buena Vista Creek and open hillsides located to the south. Development of the R-5 portion of the Panhandle with residential building units will partially interrupt the character of that scenic view, and present an obstructive visual impact on the feeling, setting, and association of the resource. As the obstructive visual impact of the project will negatively impact the resource's historic character, the development of R-5 with residential units constitute a significant visual impact on the Marron-Hayes Adobe.

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Existing View and Project View Simulation for Key View 4

FIGURE 5.1-5

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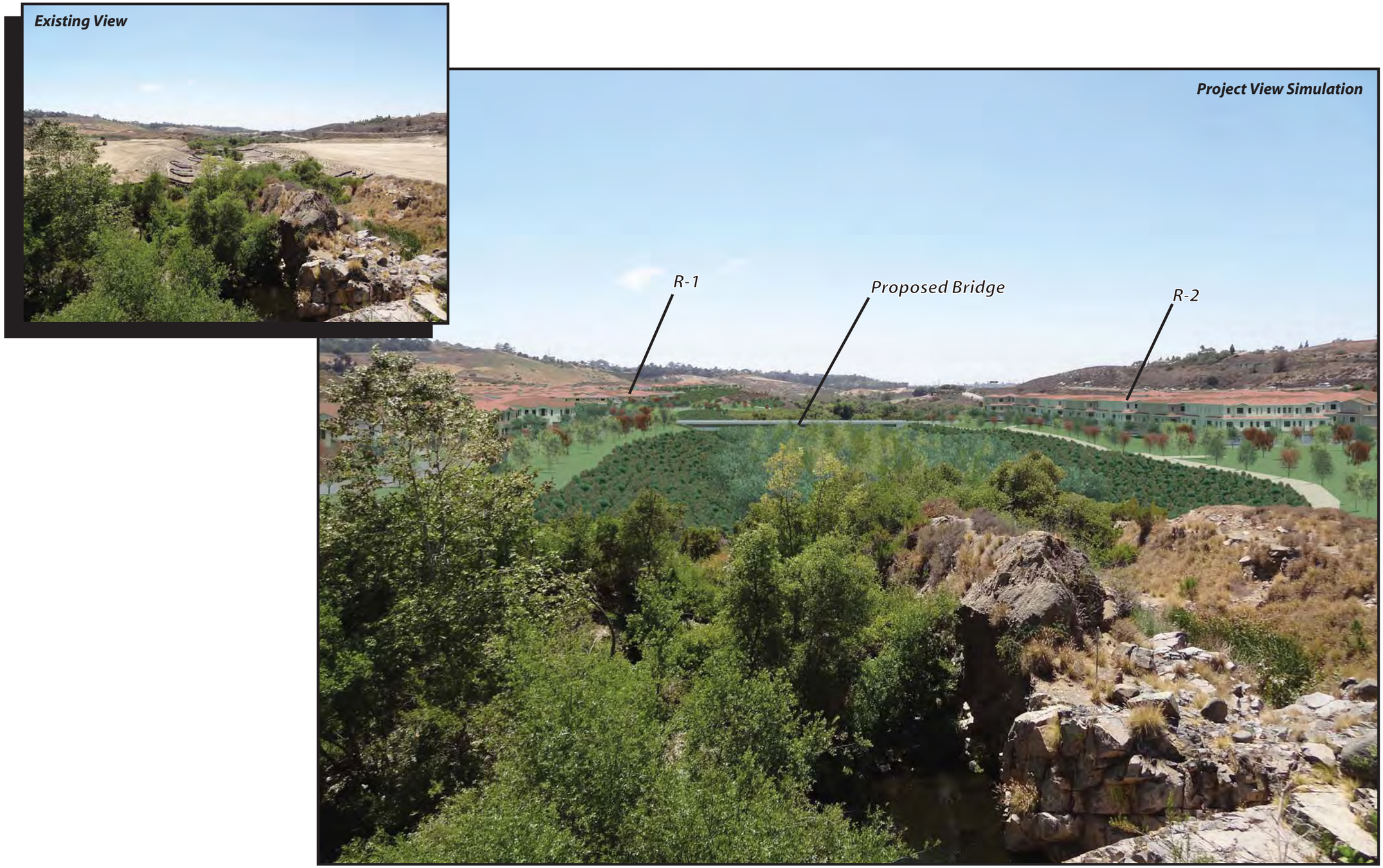
Existing View and Project View Simulation for Key View 5

FIGURE 5.1-6

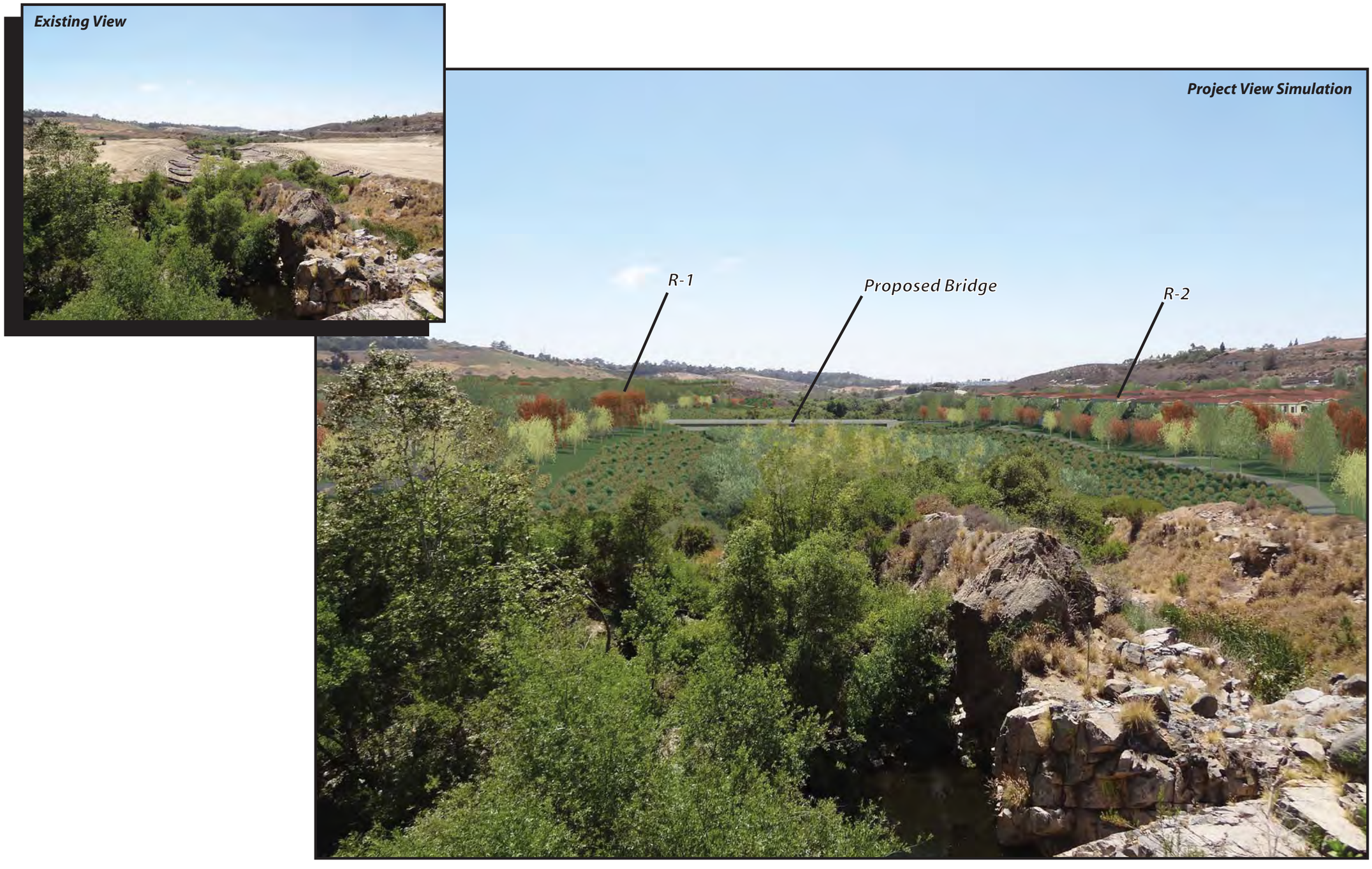
Existing View and Project View Simulation for Key View 6

FIGURE 5.1-7



Existing View and Project View Simulation for Key View 7 with 5 Year Landscaping Growth

FIGURE 5.1-8a



Existing View and Project View Simulation for Key View 7 with Mature Landscaping Growth

FIGURE 5.1-8b

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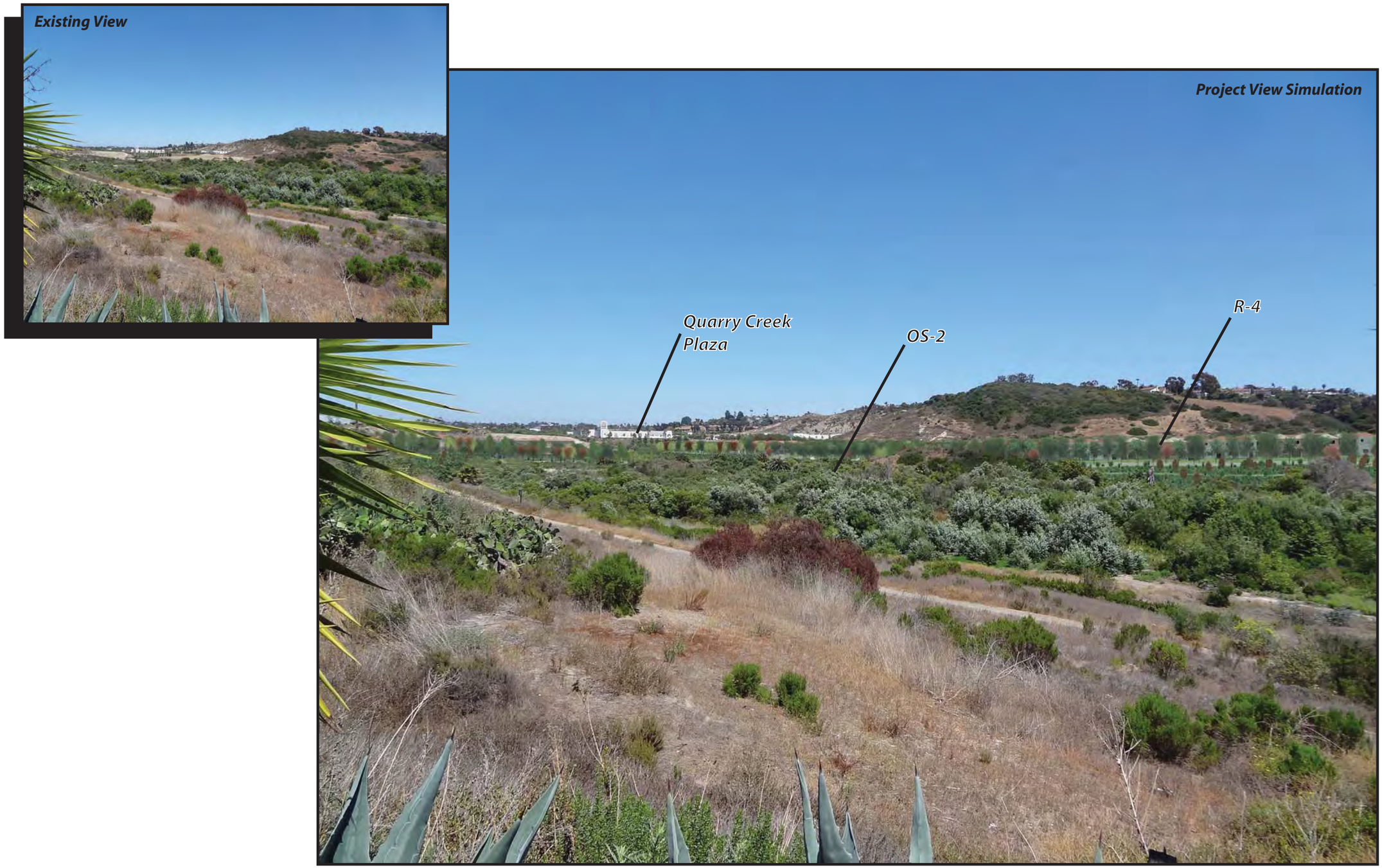
Existing View and Project View Simulation for Key View 8 with 5 Year Landscaping Growth

FIGURE 5.1-9a



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Existing View and Project View Simulation for Key View 8 with Mature Landscaping Growth

FIGURE 5.1-9b

Existing View and Project View Simulation for Key View 9 - 2 Story with 5 Year Landscaping Growth

FIGURE 5.1-10a

Existing View and Project View Simulation for Key View 9 with Mature Landscaping Growth

FIGURE 5.1-10b

Existing View and Project View Simulation for Key View 9 - 3 Story with 5 Year Landscaping Growth

FIGURE 5.1-10c

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Existing View and Project View Simulation for Key View 10

FIGURE 5.1-11

According to Section 15126.4 of the *CEQA Guidelines*, feasible measures should be considered that minimize the significant adverse impacts on the Marron-Hayes Adobe. As preferred mitigation is project redesign that eliminates the visual intrusion of the Quarry Creek development on the historic viewshed of the Adobe, several aspects of the project have been redesigned to lessen that impact or are otherwise required by proposed mitigation measures:

- Limitation of the height of the Quarry Creek Project. There will be a two story maximum height in the R-5 neighborhood, the neighborhood that will be visible from the Marron-Hayes Adobe.
- Placement of the vegetation screening will obscure the visibility of the project development to the greatest extent possible (in terms of density and height) and in accordance with the approved landscape plan. Selection of trees/bushes that are species that already exist in the surrounding environment, preferably native species is required.
- The existing slope and existing landscaping will remain on the approximately 35 foot slope facing the Marron-Hayes Adobe.
- Homes are required to be finished in earth-toned colors as applied to roofs and wall surfaces.

These project design features, in conjunction with the implementation of Mitigation Measures AES-1 through AES-3 will reduce the impact to a level less than significant.

The viewshed from the other three facades of the building are not character-defining features of the Marron-Hayes Adobe. The views from the west (see Figures 6 and 7 in Appendix F) and east (see Figures 8 to 10 in Appendix F) façades are obscured by trees and vegetation located in close proximity to the house. Views from the north façade were historically obscured by a stucco wall running the length of the house (see Figure 3 and Figures 11 and 12 in Appendix F). Additionally, the viewshed from the northern façade has been significantly altered by the construction of SR-78.

The Hayes Adobe is located west of the Quarry Creek project site and only a small portion of the project will be seen from the Hayes Adobe site. As an archeological site, viewshed is not a character-defining feature of the resource. Therefore, no visual impacts for the Hayes Adobe will occur, although a significant impact to the Marron-Hayes Adobe is identified.

With the exception of natural vegetation and El Salto Falls, both of which will be preserved in open space under the Master Plan, the Reclamation parcel does not contain any scenic resources and the portions proposed for development do not contain unique topography as the majority of the topography on that parcel has been significantly altered due to mining and reclamation activity. The reclamation plan for the mined area was amended in February 2010 to preserve the El Salto Falls, which has been included in the amended Quarry Creek Reclamation Plan (February 2010). The falls have been listed with the Native American Heritage Commission as a sacred site. The revised Reclamation Plan preserves the natural and culturally-protected creek alignment and El Salto Falls and the proposed Master Plan includes this area within open space (OS-3).

The project site's important natural features, including the steep slopes on the southern perimeter, the El Salto Falls and Buena Vista Creek through the center of the site, wetlands in the north-center, and tributary ephemeral streambed in the southwest portion of the Panhandle parcel would remain as these areas are located within proposed open space. Also, some of these protected areas will be biologically restored to ensure long-term biological viability either as part of the adopted Reclamation Plan or as part of the project. Hiking trails, shade trees and other passive recreation areas are proposed to be interspersed to ensure availability and utility of open spaces to the degree that these uses are compatible and not

destructive of the environmentally beneficial uses of these spaces. These large open spaces will be the subject of a permanent conservation easement and funding will be provided for permanent management whether through the reclamation plan process or as part of the proposed project.

The Quarry Creek Open Space Planning Areas OS-1 (shown in View 2, 5, 7, and 10), most of OS-2 and OS-3 would constitute a habitat preserve. This preserve is being conserved in accordance with the requirements of the Carlsbad Habitat Management Plan (HMP). These areas would be protected in perpetuity conserving the native vegetation communities found on-site including freshwater marsh, southern willow scrub, southern mixed chaparral, Diegan coastal sage scrub, baccharis scrub, and native grasslands.

As illustrated in View 1 and View 4, El Salto Falls is not clearly visible due to vegetation and topography, nor is it visible from SR-78. As stated previously, the falls will be protected within an open space area and views to the falls will be made more accessible to the general public through the provision of the project's trails system. No visual impact is identified for this resource.

Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

SR-78 is not identified by the California Department of Transportation, Scenic Highway Mapping System as an officially designated state or eligible state scenic highway, nor is the roadway identified as a City of Carlsbad or county designated scenic highway.

The El Salto Falls area contains boulder and rock outcroppings; however, these boulders would not be disturbed as part of the project, and would be maintained in open space. Most of the existing natural vegetation on the project site will be preserved in open space areas. The Marron-Hayes Adobe, which is a historic building, is located just south of SR-78, and north of the Panhandle parcel. However, the Adobe is not located within the project site and views of the Adobe are not available to passing cars traveling on the SR-78. The project development is located south of the Adobe and would not obstruct views of the Adobe from SR-78.

Although not a historic building, the El Salto Falls is a scenic resource located at the eastern boundary of the Reclamation parcel. As seen in View 1 and View 4, El Salto Falls is not clearly visible due to it's distance from the SR-78 (over 1,000 feet from its closest point), as well as intervening topography, structures, and/or vegetation. As stated previously, the falls will be located within Planning Area OS-3, and a Final Falls Management Plan will be prepared for this area to ensure proper protection of this resource. This includes a 200-foot planning buffer in which no residential development will be permitted.

The proposed project would not impact views from SR-78 to the Marron-Hayes Adobe or El Salto Falls. Further, the SR-78 is not a state scenic highway in this location. Therefore, proposed project will not result in a significant impact related to the potential to damage scenic resources within a state scenic highway.

Substantially degrade the existing visual character or quality of the site and its surroundings.

As presented in the visual simulations, views of the project site from surrounding areas would change from undeveloped vacant land to a developed Master Plan community with residential neighborhoods being the dominate visual feature for those portions of the site that would be developed. The changes will be more visible and prominent in some areas, although the majority of the development will be screened with proposed landscaping and most of the more prominent visual features, such as the steep slopes on

the south, Buena Vista Creek and associated wetlands would be retained in open space. For the Reclamation parcel, the visual appearance would improve from its existing condition of unvegetated soils to a residential community with open space and landscaping. This is illustrated in the visual simulations View 1 and View 4.

View 2, from the top of the north-facing slope at the southern boundary, north of Simsbury Court and View 10 from Carlsbad Village Drive has the largest view of the unmodified topography and vegetation due to elevation and would present the greatest change in the visual environment. Because the development is proposed within a valley, and residential uses have a maximum height limit of 3 stories and 40 feet; the proposed development would not block any significant public views from the surrounding land uses and is relatively distant from most locations.

While the proposed project will transform the project site from an undeveloped condition to a developed condition, this visual change is not considered to be a substantial degradation of the visual character or quality of the site. Architectural design guidelines established in the Quarry Creek Master Plan will be implemented to establish high equality standards for the quality of development ensuring an aesthetically pleasing environment for the residents. In addition, the City of Carlsbad Landscape Guidelines requires stringent standards for landscaping and site maintenance to promote the vitality of the natural features and cultural heritage of the site. With the exception of the visual impact identified above associated with the Marron-Hayes Adobe, no impacts to visual character or quality of the site and surroundings are identified.

Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The project is located in an area that is surrounded by urbanized uses (i.e., SR-78 to the north, Quarry Creek Plaza shopping center to the east, and Calavera Hills to the south). The existing uses generate a moderate amount of light and glare in the immediate area with the exception of the Buena Vista Creek Ecological Reserve, which is located to the west. Further west of the Buena Vista Valley Conservation Area is a golf range, which provides nighttime lighting. The nearest observatory is Palomar Mountain Observatory located 28 miles northeast of the project area.

The design issue of "lighting" includes street lighting, as well as building and landscape accent lighting, and sign illumination. The proposed project will introduce new light and potential sources of glare to the area due to street lighting, private residential lighting, and parking lot lighting. Lighting adjacent to Open Space areas will use shielded fixtures so that lighting would be shielded away from adjacent open spaces. However, the project will increase the amount of lighting in the area. The potential for light spill into adjacent habitat areas is considered a significant impact. Implementation of Mitigation Measure AES-4 would reduce the impact to a level less than significant.

Propose development on natural slopes greater than 40 percent which meet all criteria pursuant to CMC Section 21.95.120(B) or subject to standards modification Section 21.95.140.

As previously stated, the proposed project would permanently protect 56 percent of the Master Plan project site in natural open space, which would include its most unique natural and cultural features while optimizing the use of the remaining, non-protected areas of the site that are designated and well-suited for development. Figure 3-4 shows the location of the proposed open space planning areas within the project site.

The overall grading scheme will follow the general natural terrain of the property, stepping down from Haymar Drive in the north to the Buena Vista Creek buffer. Planning Area OS-1 conserves the high steep

slopes at the south side of the Reclamation parcel, and the valley and steep natural slopes on the south half of the Panhandle parcel.

Figure 5.1-12 depicts the various steep slope categories on the project site. As shown, a majority of the steep slopes are located in the southern portion of the project site, and along the banks of Buena Vista Creek. The project site contains 108 acres between 0 and 25 percent, 33.1 acres between 25 and 40 percent, and 14.3 acres with slope inclinations over 40 percent.

Figure 5.1-13 provides the analysis of the project's compliance with the City's Hillside Development Ordinance regulations. A profile view of the proposed grading is presented in Figure 5.1-14. The project will require grading a total of 10 areas throughout the project boundaries, of which nine areas either do not exceed 15 feet in height, or are less than 10,000 square feet in size, or both, and therefore are exempt from the City Municipal Code Hillside Development Regulations. Only one area, identified on Figure 5.1-14 as Slope 6 (located within Planning Area R-1), would be subject to the Hillside Development regulations. However, this area is excluded under Section 21.95.130.3. Slope 6 is located within the Reclamation parcel and has existing slopes of over 56 feet. The existing slope was created by the reclamation grading operations pursuant to an approved HDP and grading permit. The proposed project will involve grading in this area and the slope height will be reduced from its existing height of 56 feet, but would still exceed 40 feet in height. The proposed project grading is required in order to stabilize the slope. In addition, the cut and fill required as part of earthwork activities needs to be balanced, thereby isolating grading operations to avoid the importation or exportation of soil across Buena Vista Creek. Therefore, proposed grading in this area would be excluded under Section 21.95.130.3, "Hillside areas that have unusual geotechnical or soil conditions that necessitate corrective work that may require significant amounts of grading." This proposed condition would not result in an aesthetic impact because the slope already exceeds 56 feet in height, it would be lowered in height by proposed grading, and would also be obscured from most viewpoints by intervening topography and proposed development.

As stated in the Quarry Creek Master Plan, all development within the project area will comply with the grading standards contained within the City's Hillside Development Regulations (Chapter 21.95 of the CMC). At the time of site development permit review for all residential areas within the Master Plan; this review will consider the following aspects:

1. All undevelopable areas of the project, pursuant to Section 21.53.230(b) of the CMC have been properly identified and satisfactorily conserved or avoided pursuant to the proposed Master Plan.
2. Development proposals found consistent with the proposed Master Plan complies with the purpose and intent provisions of Section 21.95.010 of the CMC.
3. Development proposals found consistent with the proposed Master Plan conforms to the Hillside Development Guidelines Manual.
4. Development proposals found consistent with the proposed Master Plan will involve construction of a collector street which has been found to be located in the environmentally preferred alignment.
5. Grading volumes, slope heights and graded areas of development proposals found consistent with the proposed Master Plan will involve development which is directly associated with construction of a collector street which has been found to be the environmentally preferred alignment.

Therefore, no significant impacts regarding proposed development on natural slopes greater than 40 percent pursuant to SMC Section 21.95.120(B) or Section 21.965.140 is identified.

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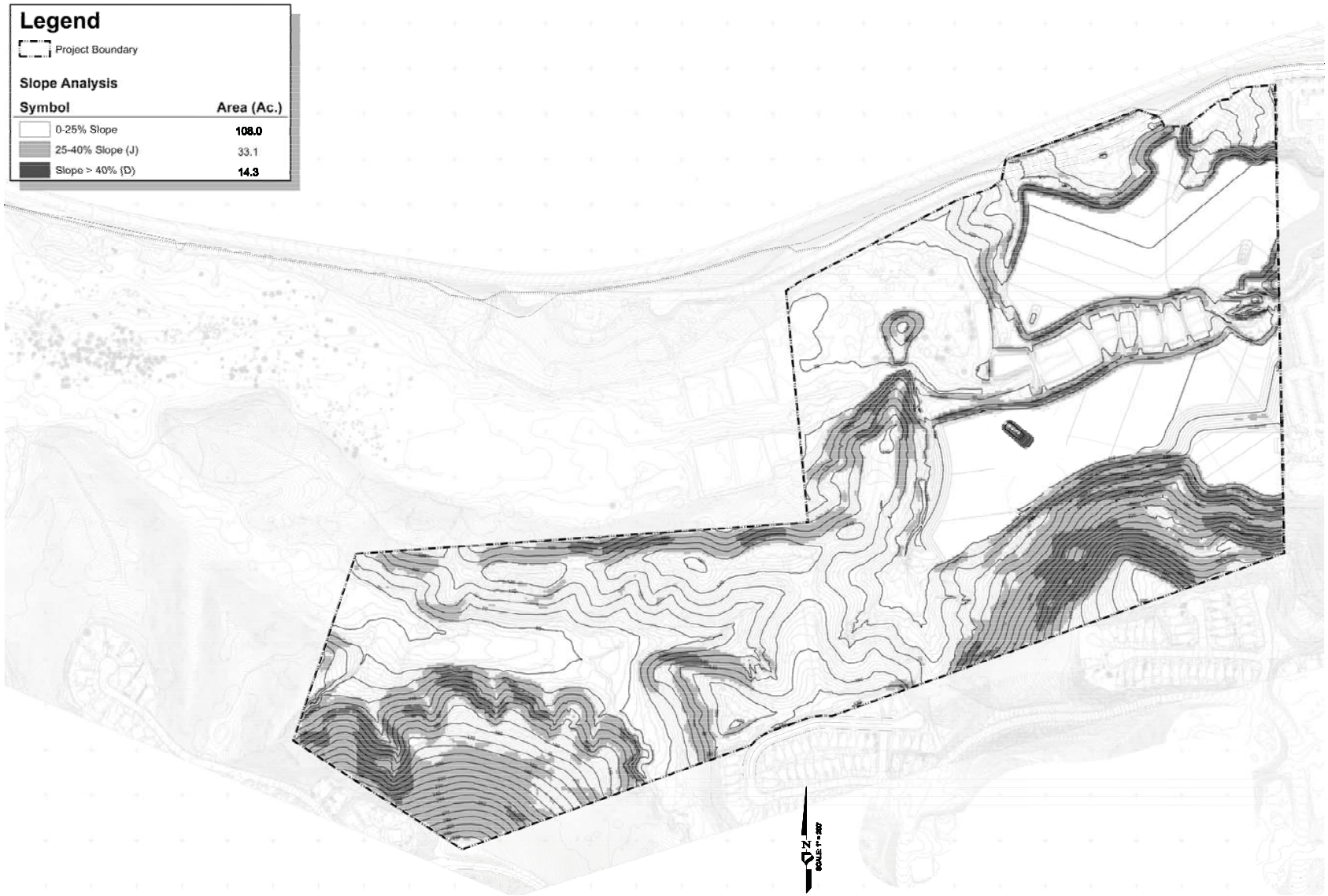

Project Slope Analysis

FIGURE 5.1-12

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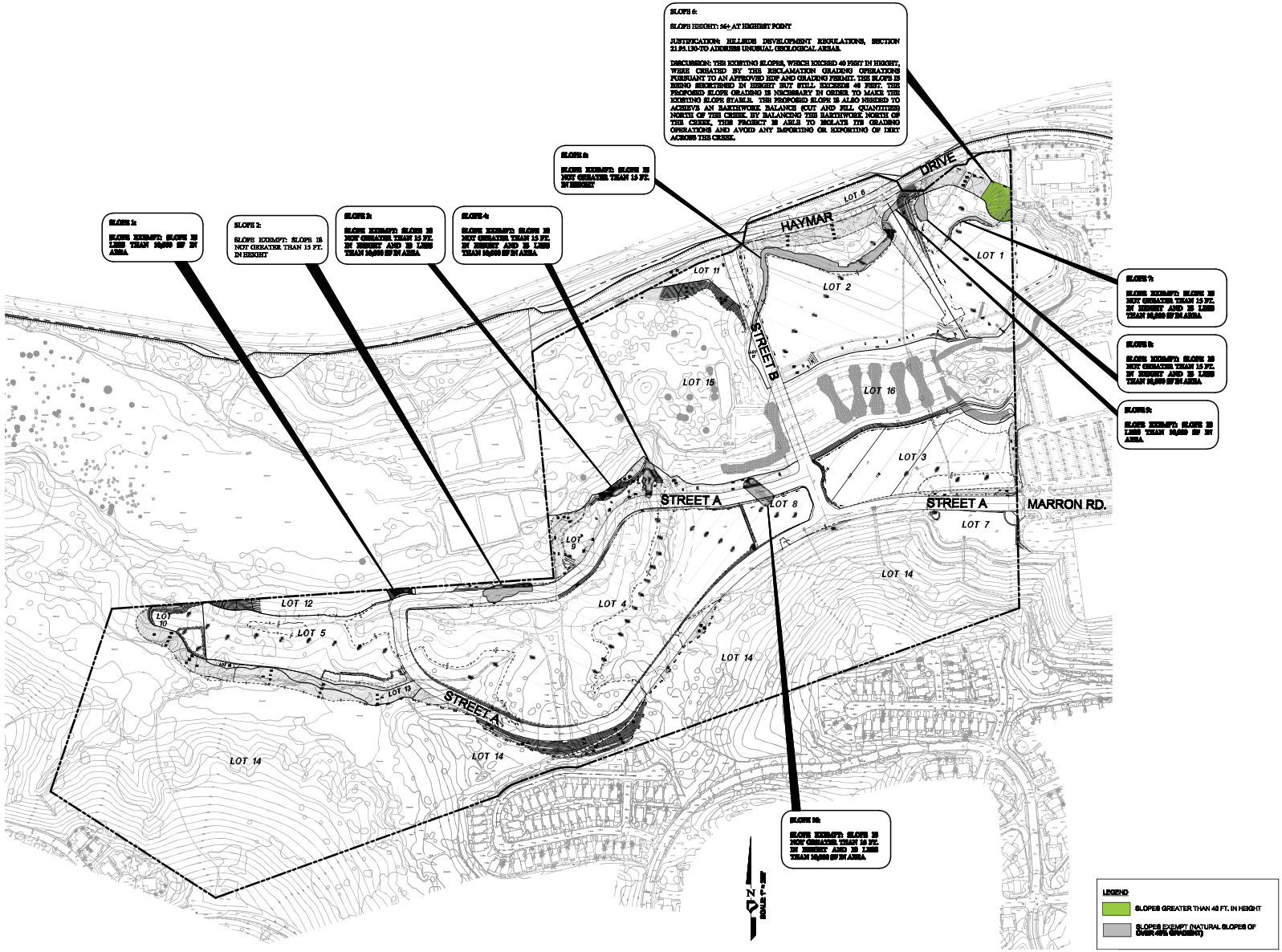
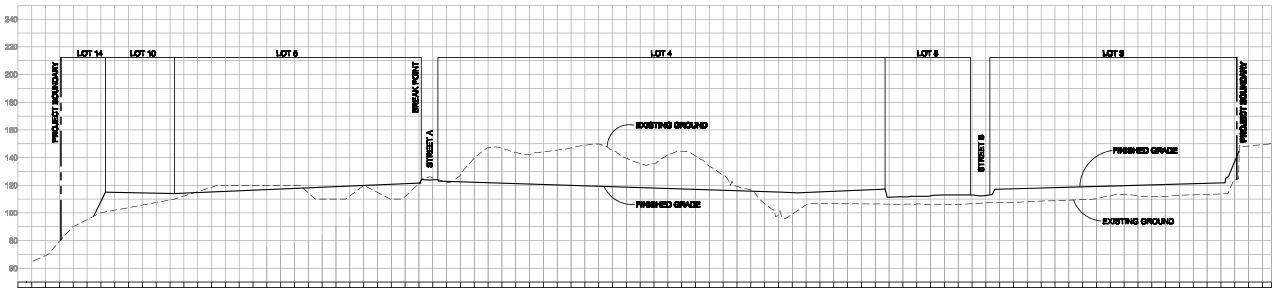
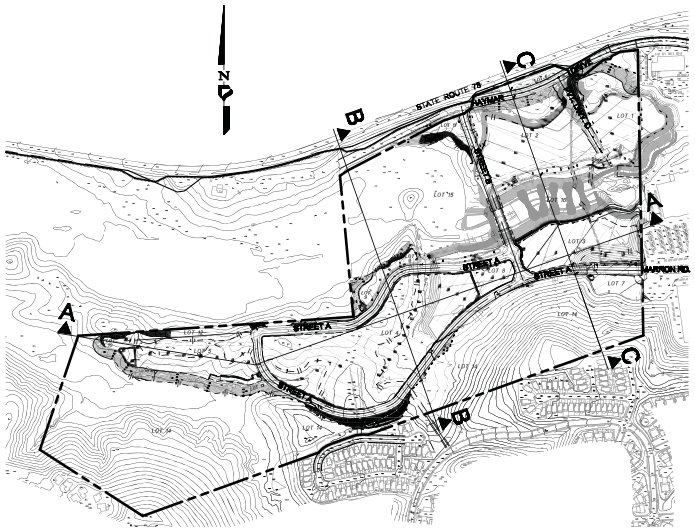


Slope Height and Development of Manufactured Slopes

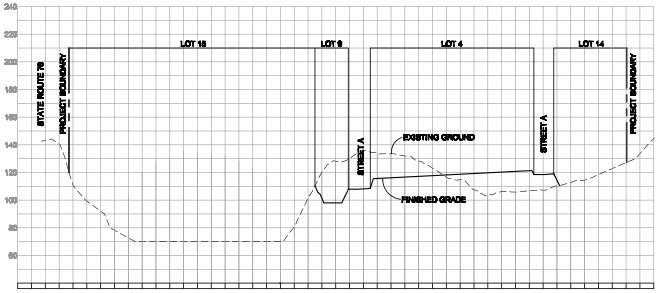
FIGURE 5.1-13



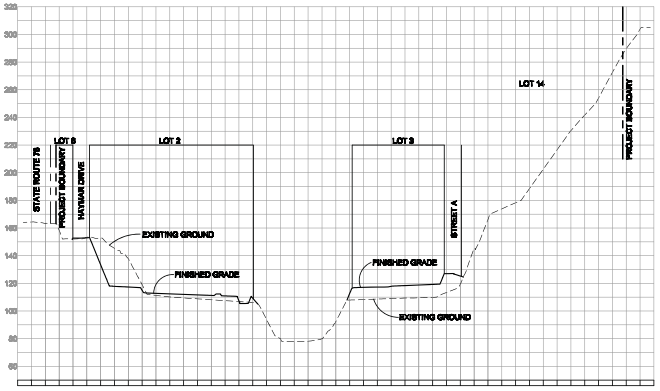
SECTION A-A
SCALE: HORIZ. 1" = 200', VERT. 1" = 40'



KEY MAP
SCALE: 1" = 400'



SECTION B-B
SCALE: HORIZ. 1" = 200', VERT. 1" = 40'



SECTION C-C
SCALE: HORIZ. 1" = 200', VERT. 1" = 40'

Slope Profile
FIGURE 5.1-14

Propose to grade more than 10,000 cubic yards of cut or fill per acre or create slopes in excess of 40 feet without written and graphic justification (CMC Section 21.95.140(D).

Figure 5.1-15 provides the earthwork analysis for the proposed project grading. As shown, the project will involve 582,000 cubic yards (cy) of cut and 582,000 cy of fill for a balance of earthworks, so no soil will need to be imported or exported to the project area. This grading would not exceed the threshold of 10,000 cubic yards of cut or fill per acre.

As stated in Section 21.95.140(C) of the CMC, if a modification is proposed to allow grading in excess of ten thousand cubic yards/acre of cut or fill, or a manufactured slope in excess of forty feet in height, the applicant shall submit both written and graphic exhibits to justify the proposed grading to the satisfaction of the decision-making body or official. In addition, a detailed mitigation and landscaping plan shall be submitted as part of the application. The plan shall illustrate the mitigation measures and landscaping utilized to screen the proposed grading. As a condition of approval, in compliance with Section 21.95.140(C), the applicant will be required to submit final grading plans detailing the design measures and landscaping plan showing written and graphic justification for grading slopes over 40 percent. Therefore, no significant impact regarding proposed development on natural slopes greater than 40 percent pursuant to CMC Section 21.95.140(D) is identified.

Offsite Improvements

Implementation of the proposed project will involve the construction of off-site improvements as described in EIR Section 3.0. These improvements include the construction of sewer lines/connections, water and reclaimed water lines/connections, trailhead improvements, improvements to Haymar Drive to improve the street to local street standards, and off-site grading in two areas immediately east of the project site. Grading is necessary to stabilize the slopes and achieve a cut and fill balance north of Buena Vista Creek. By balancing the earthwork north of the creek, the proposed project is able to isolate grading operations and avoid importing and exporting soil across the creek. Grading is also proposed that would involve the placement of fill against the existing retaining wall located immediately west of the Quarry Creek Plaza shopping center at the project site boundary. This grading is proposed in order to improve the appearance of the existing retaining wall by reducing the visual height of the wall. Off-site grading activities would not result in a visual impact to the area.

The sewer line connections, reclaimed water line, utility installation and upgrades will be placed underground and once constructed, will not be visible. The trailhead does not include buildings or structures that would block views in the area. No visual impact is identified for off-site improvements.

5.1.4 Level of Significance Before Mitigation

The Quarry Creek Master Plan project would be an obstructive visual impact to the historic character of the Marron-Hayes Adobe, a significant visual impact is identified.

The construction of the project will increase the amount of lighting to the surrounding area as a new light source; therefore, a significant impact is identified.

5.1.5 Environmental Mitigation Measures

AES-1 The Master Plan shall be maintained to specifically restrict the height limit within Planning Area R-5 to a maximum of 30 feet in height. Additionally, any buildings constructed within Planning Area R-5 shall utilize only earth tone building colors and roof tiles. Language stating that the 30-foot maximum height limitation and use of earth tone building colors and roof tiles that explicitly states that these restrictions can not be modified by any future Master Plan amendment (minor or major) shall be incorporated into the Master Plan.

AES-2 Prior to issuance of grading permits, the Applicant shall conduct a Level II Historic American Building Survey (HABS) documentation to be submitted to the City for approval. The photography component of the HABS documentation package would include several depictions of the viewshed from the southern façade/*corredor*.

AES-3 Prior to issuance of grading permits, the Applicant shall prepare and receive approval of an interpretive signage plan, providing signage at a public site with visibility of the Marron-Hayes property, such as Proposed Park P-5, which will include a discussion of the function and use of the *corredor* and the viewshed from the southern façade as well as current and/or historic photographs depicting the *corredor* and the viewshed from it. The site must be included in the final building plans and submitted to the City for final approval.

AES-4 Prior to issuance of a grading permit, the Applicant shall integrate the following principles into the project design and applicable project plans in order to reduce impacts associated with light and glare. The following basic principles required in the provision of lighting may include but are not limited to the following:

- Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
- All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.
- Illuminated entries shall direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
- Lighted entries shall not be distracting, create visual hot spots, or glare, etc.
- All Public Use lighting shall be restricted and designed so as not to significantly affect any residential planning area, open space areas or other nearby properties. This can be accomplished through the use of shielded lighting.
- All lighting conditions will be addressed in the review and approval of any site development plan or other application.
- The plans shall be approved by the City of Carlsbad.

5.1.6 Level of Significance After Mitigation

Implementation of Mitigation Measure AES-1 through AES-3 would reduce the scenic vista impacts to the Marron-Hayes Adobe building to a level of less than significant.

Implementation of Mitigation Measure AES-4 in conjunction with compliance with City standards regarding lighting would result in a less than significant impact due to impacts associated with a new source of light and glare.

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EARTHWORK QUANTITIES (GEOMETRIC)		DISTURBED ACRES
CUT:	582,000 C.Y.	73.5 AC.
FILL:	582,000 C.Y.	7,918 C.Y. / AC.

Earthwork Analysis

FIGURE 5.1-15